

SANITARY MAIN EXTENSION PLANS
FOR
CORNERSTONE AT BAILEY FARMS, SECOND PLAT
IN THE CITY OF LEE'S SUMMIT
JACKSON COUNTY, MO

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PREPARED BY:



8/1/2025

SCHLAGEL & ASSOCIATES, P.A.

ERNERSTONE AT BAILEY FARMS, SECOND PLAT
SANITARY MAIN EXTENSION PLANS

1300 SE RANSON ROAD LEE'S SUMMIT, MO

REVISION DATE	CITY COMMENTS	DESCRIPTION
1/08/01/2025		
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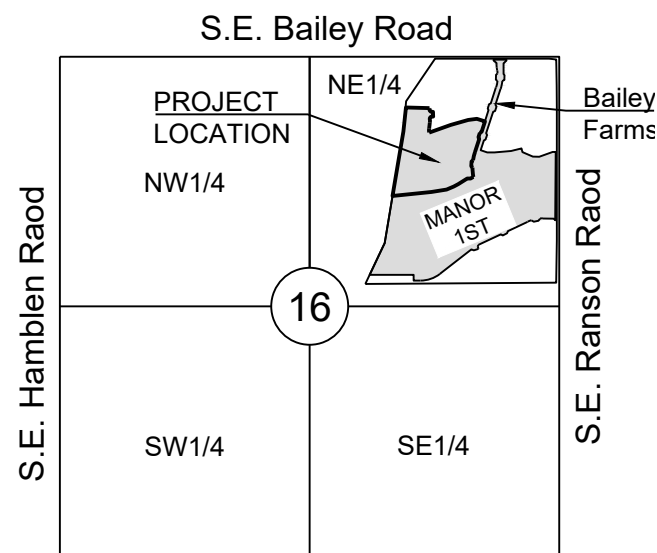
COVER SHEET

SHEET

1

LEGEND:

- | | |
|------------|---------------------------------------|
| A/E | - ACCESS EASEMENT |
| BC | - BACK OF CURB |
| B/B | - BACK TO BACK |
| BM | - BENCHMARK |
| BL or B.L. | - BUILDING LINE |
| CO | - CLEANOUT |
| TJB | - TELEPHONE JUNCTION BOX |
| C&G | - CURB AND GUTTER |
| D/E | - DRAINAGE EASEMENT |
| E/E | - ELECTRICAL EASEMENT |
| EL | - ELEVATION |
| FL | - FLOW LINE |
| G/E | - GAS LINE EASEMENT |
| HDPE | - HIGH-DENSITY POLYETHYLENE |
| L/E | - LANDSCAPE EASEMENT |
| MSFE | - MINIMUM SERVICEABLE FLOOR ELEVATION |
| PVC | - POLYVINYL CHLORIDE |
| P/L | - PROPERTY LINE |
| PUB/E | - PUBLIC EASEMENT |
| RCP | - REINFORCED CONCRETE PIPE |
| ROW or R/W | - RIGHT-OF-WAY |
| S/E | - SANITARY SEWER EASEMENT |
| SL | - SERVICE LINE |
| SW | - SIDEWALK |
| TE | - TOP ELEVATION |
| U/E | - UTILITY EASEMENT |
| WSE | - WATER SURFACE ELEVATION |
| W/E | - WATERLINE EASEMENT |



SECTION 16-47-31



LOCATION MAP
SCALE 1" = 2000'
BASIS OF BEARINGS
MISSOURI COORDINATE
SYSTEM 1983,
WEST ZONE

UTILITY CONTACTS:

MISSOURI DEPARTMENT OF
TRANSPORTATION (MODOT)

Steve Holloway
600 NE Colbern Road
Lee's Summit, MO 64086
(816) 607-2186

MISSOURI GAS ENERGY (MGE)

Brent Jones
3025 SE Clover Drive
Lee's Summit, MO 64082
(816) 399-9633
brent.jones@spireenergy.com

EVERGY

Ron DeJarnette
1300 SE Hamblin Road
Lee's Summit, MO 64081
Office: (816) 347-4316
Cell: (816) 810-5234
ron.dejarnette@evergy.com

CITY OF LEES SUMMIT PUBLIC WORKS

Michael Park
220 SE Green Street
Lee's Summit, MO 64063
(816) 969-1800

AT&T

Mark Manion or Marty Loper
500 E. 8th Street, Room 370
Kansas City, MO 64106
(816) 275-2341 or (816) 275-1550

COMCAST CABLE

John Meadows
4700 Little Blue Parkway
Independence, MO 64057
(816) 795-2257

CITY OF LEE'S SUMMIT WATER UTILITIES

Mark Schaufler
1200 SE Hamblen Road
Lee's Summit, MO 64081
(816) 969-1900

SUMMARY OF QUANTITIES			
	ITEM	QUANTITY	UNITS
1	8" PVC SDR-26	1221	LF
2	4" PVC SDR-26	1942	LF
3	8" x 4' WYES	52	EA
4	STD. 4' DIAMETER MANHOLE	3	EA
5	CONNECT TO EXISTING MANHOLE	4	EA
6	EXTRA DEPTH IN MANHOLE	12	VF
7	TRACER WIRE AND BOXES	52	EA
8	ROCK EXCAVATION (ESTIMATED)	250	CY
9	MANHOLE RING ADJUSTMENT	4	EA
10	EROSION CONTROL	1	LS
11	BONDS	1	LS
12	COMPACTION TESTING	1	LS

GENERAL NOTES:

1. ALL CONSTRUCTION TO FOLLOW THE CITY OF LEE'S SUMMIT DESIGN AND CONSTRUCTION MANUAL AS ADOPTED BY ORDINANCE 5813.
2. ALL WORKMANSHIP AND MATERIALS SHALL BE SUBJECT TO THE INSPECTION AND APPROVAL OF THE ENGINEERING DEPARTMENT OF THE CITY OF LEE'S SUMMIT, MISSOURI.
3. LINEAL FOOT MEASUREMENTS SHOWN ON THE PLANS ARE HORIZONTAL MEASUREMENTS, NOT SLOPE MEASUREMENTS. ALL PAYMENTS SHALL BE MADE ON HORIZONTAL MEASUREMENTS.
4. ALL UTILITY LOCATIONS SHOWN ON THESE PLANS ARE TAKEN FROM UTILITY COMPANY RECORDS AND APPARENT FIELD LOCATIONS. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL ADHERE TO THE PROVISIONS OF THE SENATE BILL NUMBER 583, 78TH GENERAL ASSEMBLY OF THE STATE OF MISSOURI. THE BILL REQUIRES THAT ANY PERSON OR FIRM WHO EXCAVATION ON PUBLIC RIGHT OF WAY DO SO ONLY AFTER GIVING NOTICE TO, AND OBTAINING INFORMATION FROM, UTILITY COMPANIES. STATE LAW REQUIRES 48 HOURS ADVANCE NOTICE. THE CONTRACTOR MAY ALSO UTILIZE THE FOLLOWING TOLL FREE PHONE NUMBER PROVIDED BY "MISSOURI ONE CALL SYSTEM, INC.", 1-800-DIG-RITE. THIS PHONE NUMBER IS APPLICABLE ANYWHERE WITHIN THE STATE OF MISSOURI. PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL NOTIFY ALL THOSE COMPANIES WHICH HAVE FACILITIES IN THE NEAR VICINITY OF THE CONSTRUCTION TO BE PERFORMED.
6. PRIOR TO ORDERING PRE-CAST STRUCTURES, SHOP DRAWING SHALL BE SUBMITTED TO THE DESIGN ENGINEER FOR APPROVAL.
7. THE CONTRACTOR SHALL PROTECT ALL MAJOR TREES FROM DAMAGE. NO TREE SHALL BE REMOVED WITHOUT PERMISSION OF THE OWNER, UNLESS SHOWN OTHERWISE.
8. CLEARING AND GRUBBING OPERATIONS AND DISPOSAL OF ALL DEBRIS THEREFROM SHALL BE PERFORMED BY THE CONTRACTOR IN STRICT ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.
9. ALL WASTE MATERIAL RESULTING FROM THE PROJECT SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR, OR AS DIRECTED BY THE OWNER AT NO ADDITIONAL COST.
10. ALL EXCAVATIONS SHALL BE UNCLASSIFIED. NO SEPARATE PAYMENT WILL BE MADE FOR ROCK EXCAVATION.
11. THE CONTRACTOR SHALL CONTROL THE EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AND SHALL KEEP THE STREETS CLEAN OF MUD AND DEBRIS.
12. THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH AN INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.
13. THE CONTRACTOR SHALL CONTACT THE RIGHT OF WAY INSPECTOR AT 816-969-1800 PRIOR TO ANY LAND DISTURBANCE ACTIVITIES WITHIN THE RIGHT OF WAY. THESE ACTIVITIES MAY REQUIRE A PERMIT.
14. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL TRAFFIC HANDLING MEASURES NECESSARY TO ENSURE THAT THE GENERAL PUBLIC IS PROTECTED AT ALL TIMES. TRAFFIC CONTROL SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD-LATEST EDITION).
15. ALL SANITARY SEWER LATERALS SHALL HAVE A TRENCH CHECK, CONSISTING OF FLOWABLE BACKFILL, INSTALLED DURING CONSTRUCTION. TRENCH CHECK SHALL EXTEND TO BOTTOM OF TRENCH, TO WIDTH OF TRENCH, TO 12 INCHES ABOVE PIPE, FOR A MINIMUM LENGTH OF 12 INCHES. TRENCH CHECK SHALL BE LOCATED AT LEAST 5 FEET FROM SANITARY MAIN.
16. MULTI-FAMILY (DUPLEX OR 4-PLEX) - A SANITARY SUB SHALL BE PROVIDED FOR EACH UNIT/DOOR.
17. SANITARY SUB MARKERS ARE TO BE AN 8" - 2" X 4" WOOD STUD WITH 3" BURIED IN THE GROUND AND 5' ABOVE GRADE, 4" SIDE FACING THE STREET

UTILITIES:

1. Existing utilities have been shown to the greatest extent possible based upon information provided to the Engineer. The contractor is responsible for contacting the respective utility companies and field locating utilities prior to construction and identifying any potential conflicts. All conflicts shall immediately be brought to the attention of the Engineer.
2. The contractor shall be responsible for coordinating any required utility relocations. Utilities damaged through the relocation of the contractor shall be replaced by the contractor.
3. Contractor shall verify flow-lines and structure tops prior to construction, and shall notify Engineer of any discrepancies. Provide shop drawings for all precast and manufactured utility structures for review by the Engineer prior to construction of the structures.
4. Utility Separation: Waterlines shall have a minimum of 10 feet horizontal and 2 feet vertical separation from all sanitary sewer lines, manholes, and sanitary sewer service laterals, as measured from the centerline to the edge. If minimum separations cannot be obtained, concrete encasement of the sanitary line shall be required 10 feet in each direction of the conflict.
5. Payment for trenching, backfill, pipe embedment, flowable fill, backfill materials, clean up, seeding, sodding and any other items necessary for the construction of the utility line shall be included in the contract price for the utility installation. The Contractor shall be responsible for contacting respective utility companies 48-hours in advance for the inspection of any proposed utility main extension or service line or service connection to any existing main.
6. The Contractor shall be responsible for the trenching and rock excavation to prevent saturation and excess sediment runoff. Unsuitable materials, excess rock and shale, asphalt, concrete, trees, brush etc. shall be properly disposed of offsite. Materials may be waste onsite at the direction of the Owner or his appointed representative.
7. All excavation is considered unclassified, unless noted otherwise. Unclassified excavation for utility trenching is subsidiary to the unit price provided for the pipe. Any quantity provided for rock excavation is estimated based on the best information provided to the Project Engineer. The Engineer has the authority to quantify and define the physical quantities to determine the unit price for rock excavation. The unit price for rock excavation shall be paid at a trench width of the nominal pipe diameter of the installed main plus 18 inches. Contractor is required to dispose of excess rock from their trenches by disposing it in areas as specified by the Project Engineer.

MISSOURI GEOGRAPHIC REFERENCE SYSTEM
BENCHMARK:

BM JA-45, IS A KC METRO ALUMINUM GRS DISK SET IN CONCRETE AND ABOUT 3 INCHES BELOW THE PAVEMENT ON THE SHOULDER OF SE RANSON ROAD. IT IS STAMPED JA45, 1987.

ELEV. = 1046.25

NOTE:

THE CONTRACTOR SHALL CONTACT THE CITY'S DEVELOPMENT SERVICES ENGINEERING INSPECTION TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH A FIELD ENGINEERING INSPECTOR PRIOR TO ANY LAND DISTURBANCE WORK AT (816) 969-1200.



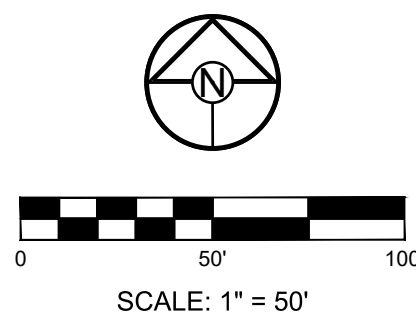
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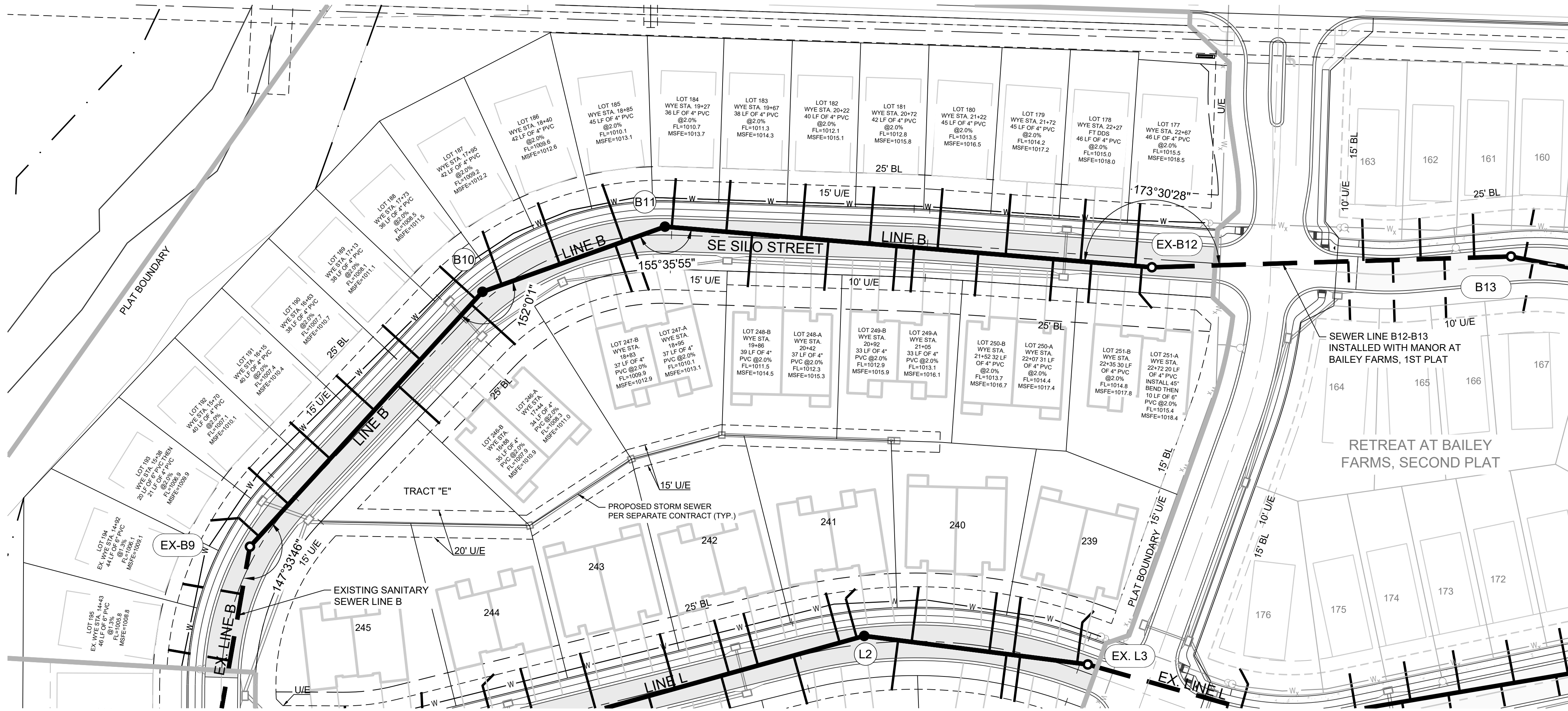
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2. M.S.F.E DENOTES MINIMUM SEWERABLE FLOOR ELEVATION.
3. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO EXCAVATIONS.
4. ALL SERVICE LINES ARE TO BE 90° TO THE MAIN UNLESS OTHERWISE NOTED.
5. ALL SANITARY SEWER MANHOLES ARE 4' DIAMETER UNLESS OTHERWISE NOTED.



CORNERSTONE AT BAILEY FARMS, SECOND
PLAT
SANITARY MAIN EXTENSION PLANS
1300 SE RANSON ROAD LEE'S SUMMIT, MO

REVISION DATE	DESCRIPTION
08/01/2025	CITY COMMENTS
08/01/2025	NOA
08/01/2025	CHECKED BY: JLL
08/25/2025	DATE PREPARED:
25-441	PROJ. NUMBER:

GENERAL
LAYOUT



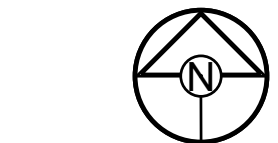
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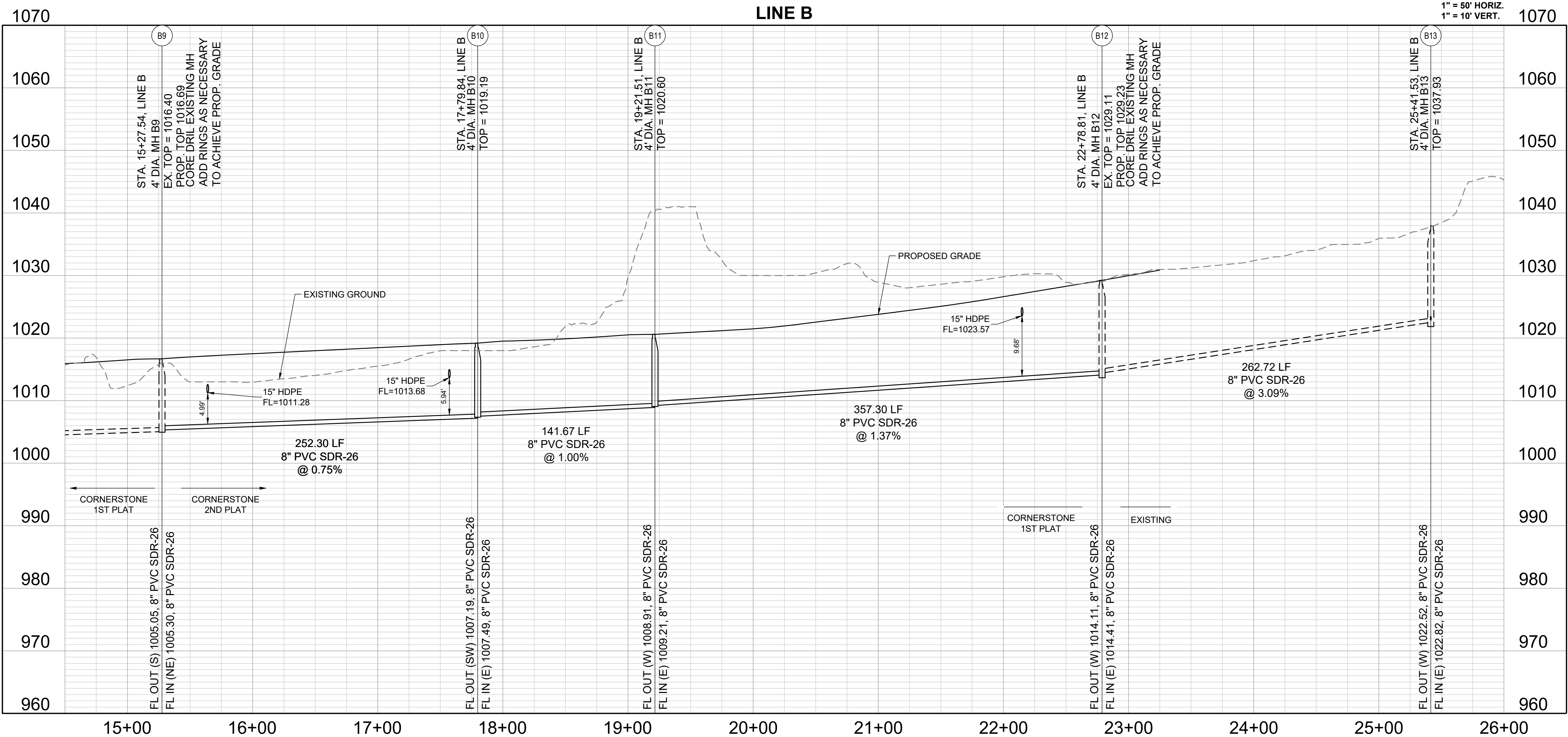
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0 50' 100'
SCALE: 1" = 50'



PREPARED BY:



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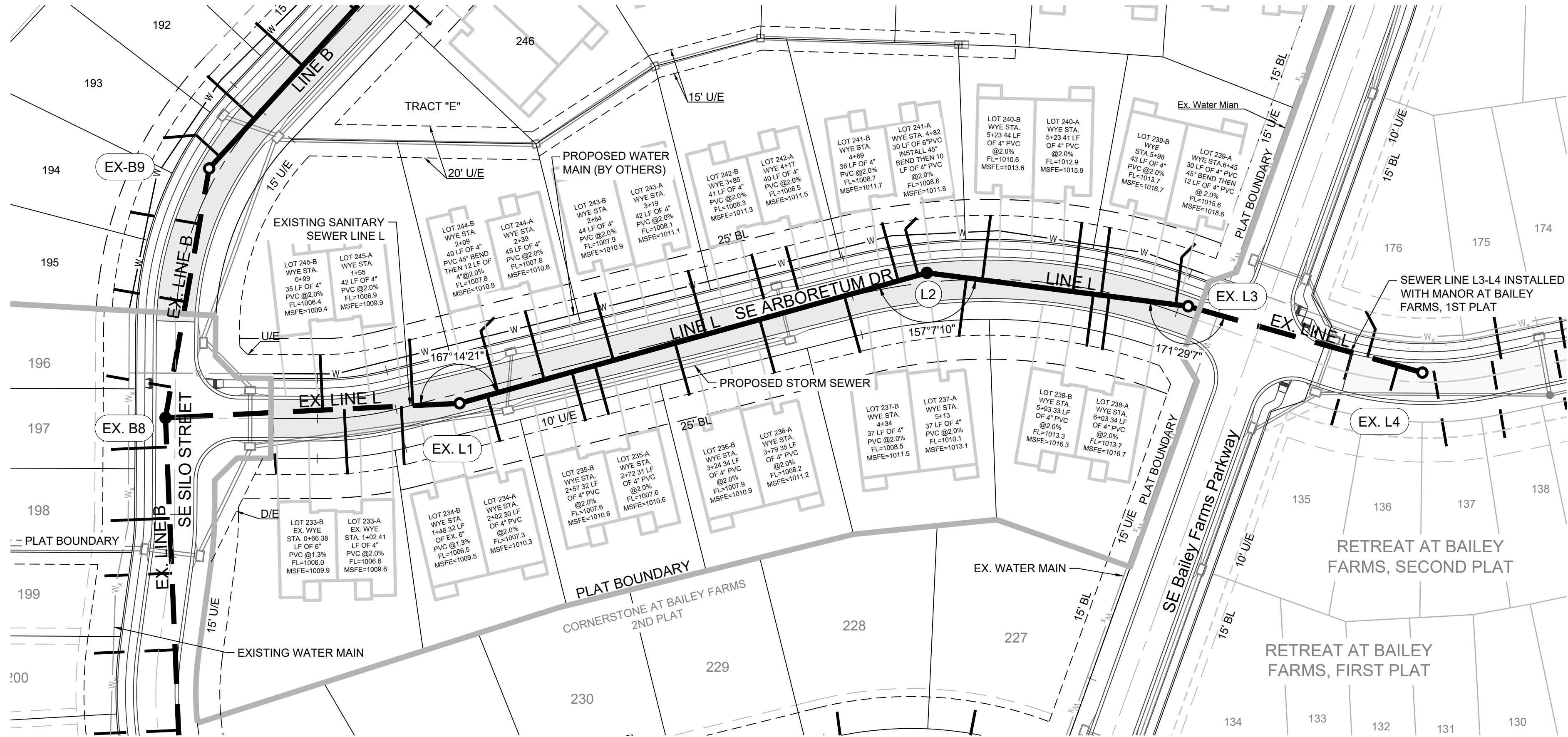
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CHECKED BY:	JLL
DATE PREPARED:	08/25/2025
PROJ. NUMBER:	25-141

LINE B PLAN AND PROFILE

SHEET

3



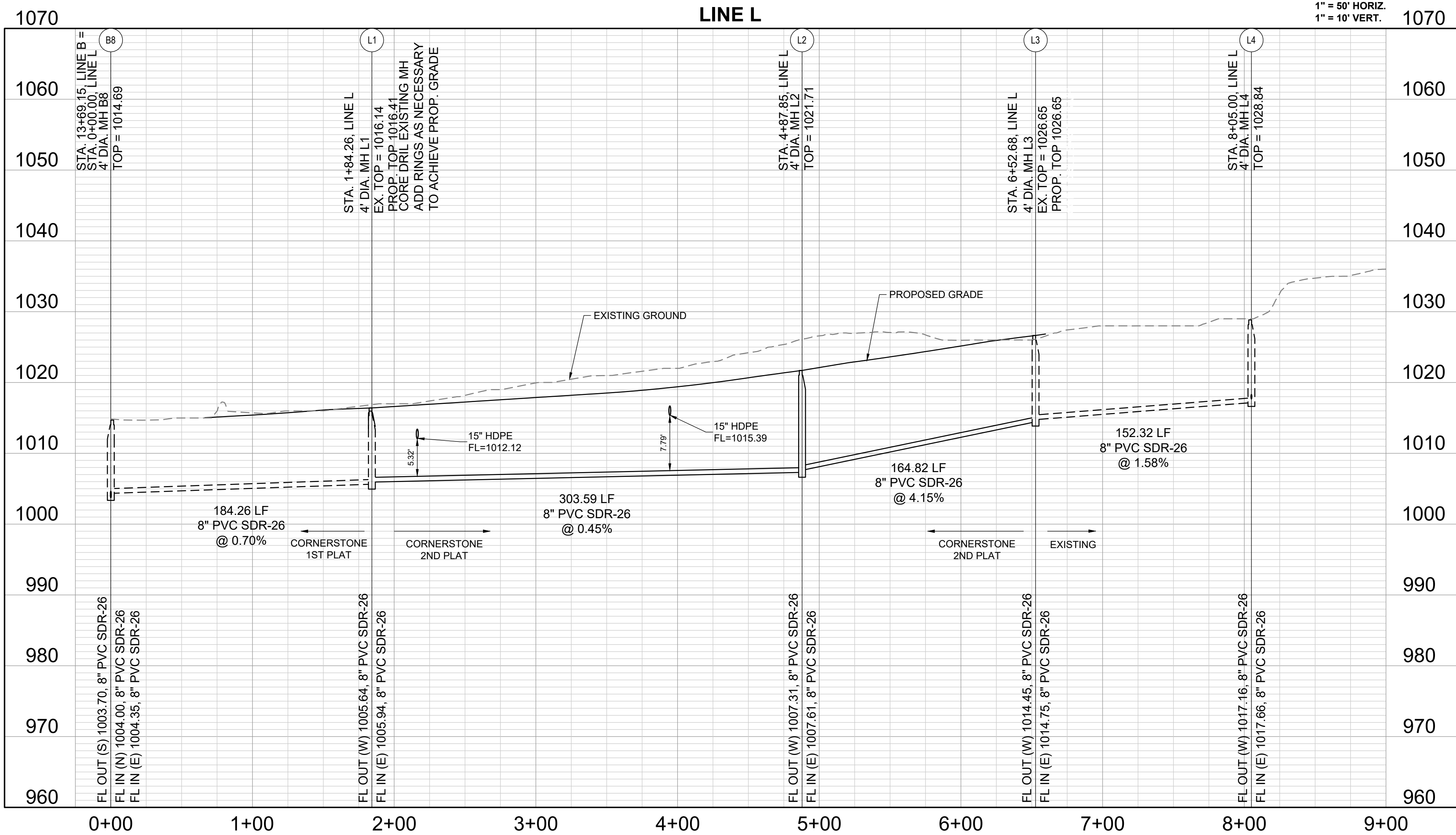
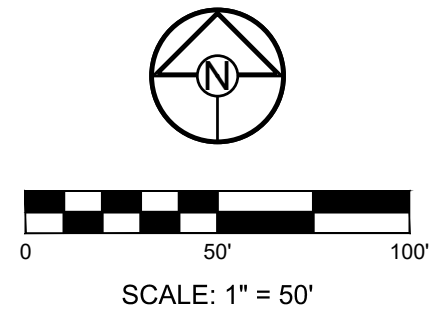
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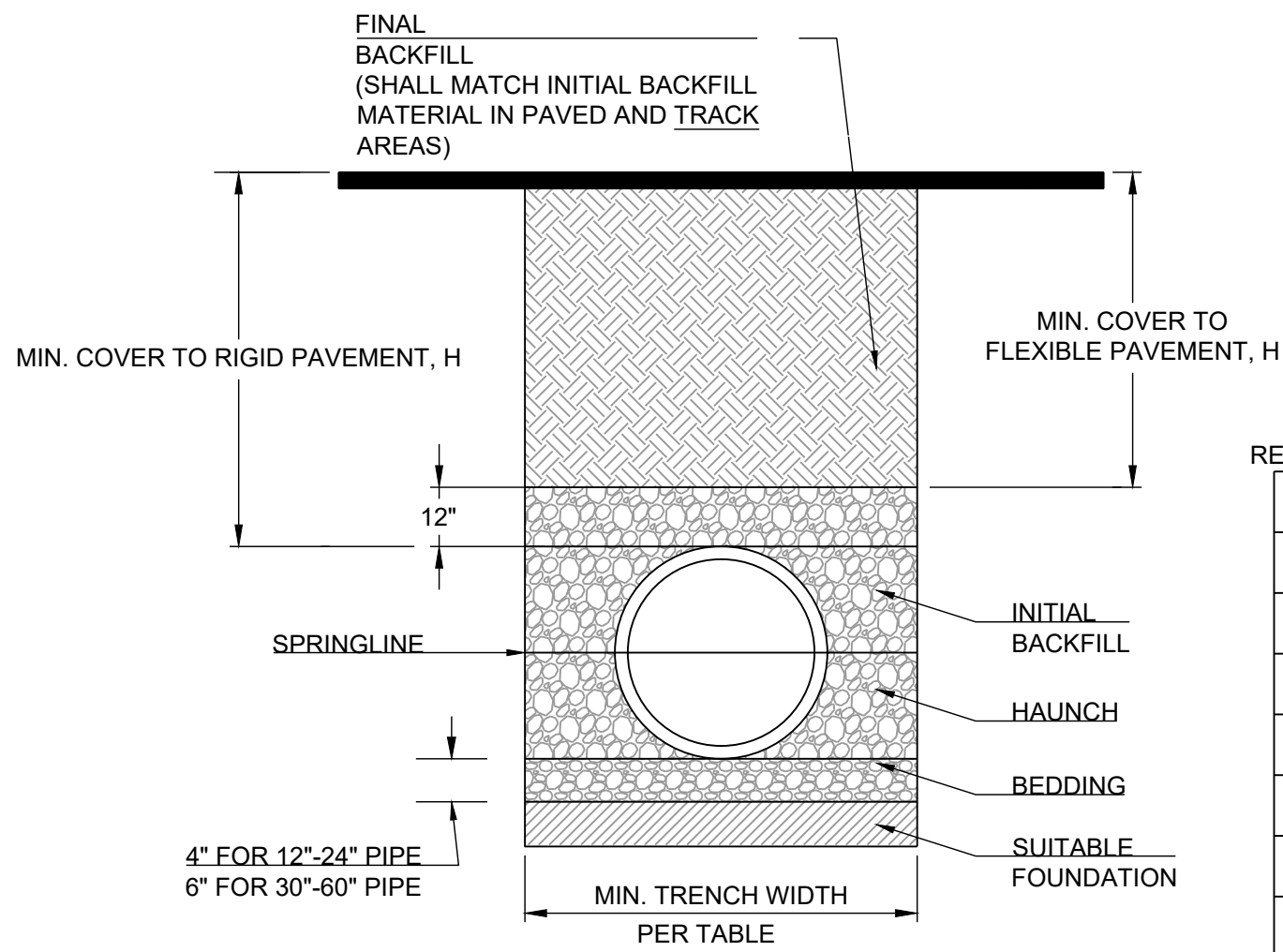
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CHECKED BY:	JLL
DATE PREPARED:	08/25/2025
PROJ. NUMBER:	25-541

LINE L PLAN AND PROFILE



PIPE DIAM.	MINIMUM RECOMMENDED COVER BASED ON VEHICLE LOADING CONDITIONS	
	SURFACE LIVE LOADING CONDITION	
	H-25	HEAVY CONSTRUCTION (75T AXLE LOAD) *
12" - 48"	12"	48"
54" - 60"	24"	60"

* VEHICLES IN EXCESS OF 75T MAY REQUIRE ADDITIONAL COVER

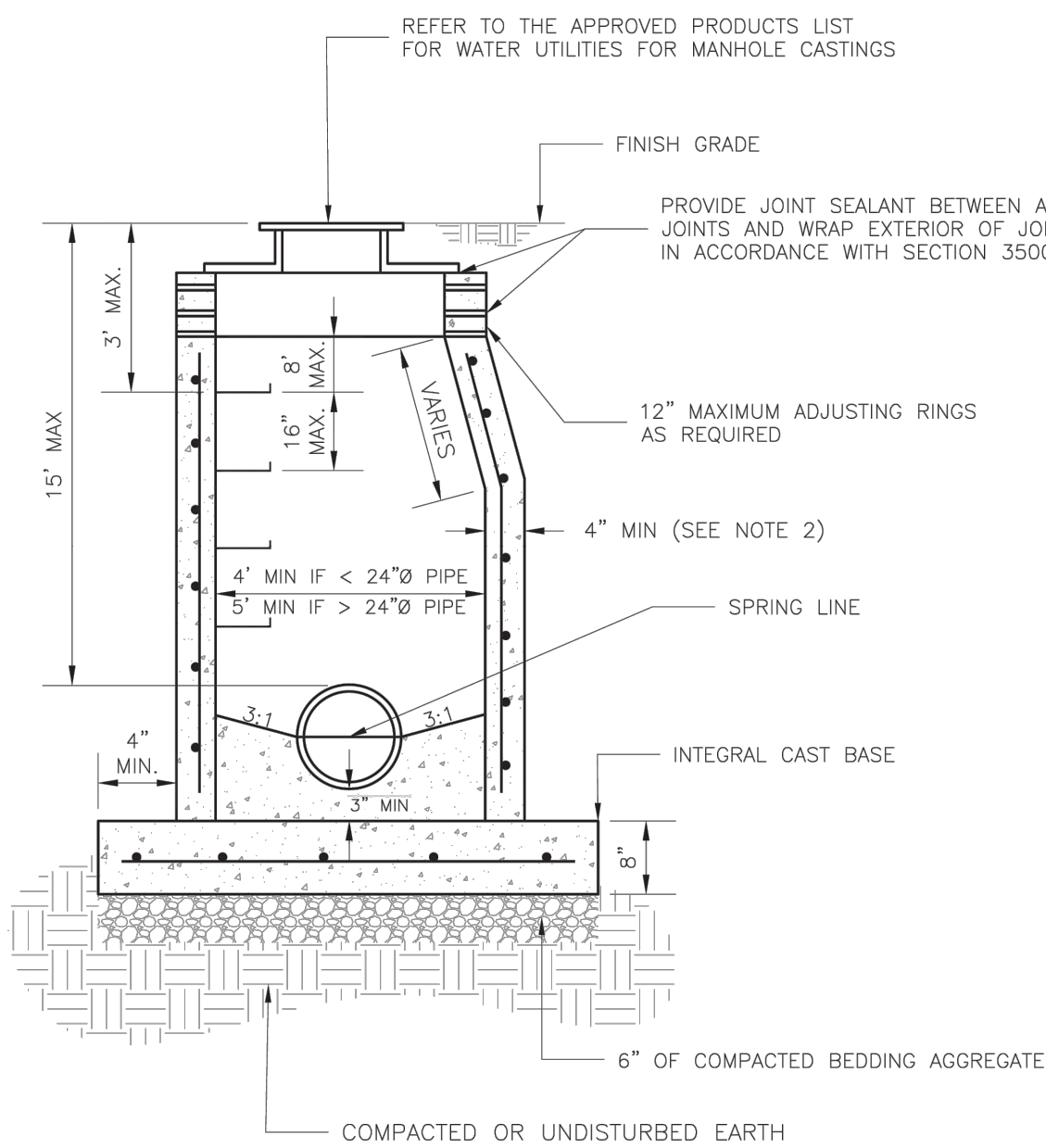
NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- FOUNDATION: WHERE THE TRENCH BOTTOM IS UNSTABLE, THE CONTRACTOR SHALL EXCAVATE TO A DEPTH REQUIRED BY THE ENGINEER AND REPLACE WITH SUITABLE MATERIAL AS SPECIFIED BY THE ENGINEER, AS AN ALTERNATIVE AND AT THE DISCRETION OF THE DESIGN ENGINEER, THE TRENCH BOTTOM MAY BE STABILIZED USING A GEOTEXTILE MATERIAL.
- BEDDING: SUITABLE MATERIAL SHALL BE CLASS I, II OR III. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. UNLESS OTHERWISE NOTED BY THE ENGINEER, MINIMUM BEDDING THICKNESS SHALL BE 4" (100mm) FOR 4"-24" (100mm-600mm); 6" (150mm) FOR 30"-60" (750mm-900mm).
- INITIAL BACKFILL: SUITABLE MATERIAL SHALL BE CLASS I, II OR III IN THE PIPE ZONE EXTENDING NOT LESS THAN 6" ABOVE CROWN OF PIPE. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. MATERIAL SHALL BE INSTALLED AS REQUIRED IN ASTM D2321, LATEST EDITION.
- MINIMUM COVER: MINIMUM COVER, H, IN NON-TRAFFIC APPLICATIONS (GRASS OR LANDSCAPE AREAS) IS 12" FROM THE TOP OF PIPE TO GROUND SURFACE. ADDITIONAL COVER MAY BE REQUIRED TO PREVENT FLOATION. FOR TRAFFIC APPLICATIONS, MINIMUM COVER, H, IS 12" UP TO 48" DIAMETER PIPE AND 24" OF COVER FOR 54"-60" DIAMETER PIPE, MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TO TOP OF RIGID PAVEMENT.

PIPE EMBEDMENT FOR FLEXIBLE PVC PIPE

RECOMMENDED MINIMUM TRENCH WIDTHS

PIPE DIAM.	MIN. TRENCH WIDTH
4"	21"
6"	23"
8"	26"
10"	28"
12"	30"
15"	34"
18"	39"
24"	48"
30"	56"
36"	64"
42"	72"
48"	80"
54"	88"
60"	96"



NOTES:

- PRECAST CONCRETE MANHOLES SHALL CONFORM TO ASTM C478 EXCEPT AS MODIFIED BY THE SPECIFICATIONS.
- A WALL THICKNESS NOT LESS THAN ONE-TWELFTH (1/12) OF THE INSIDE DIAMETER OR 4", WHICHEVER IS GREATER, SHALL BE USED WHEN THE MANHOLE DEPTH IS LESS THAN 15'.
- WATERPROOFING SHALL BE REQUIRED ON THE OUTSIDE OF MANHOLES. THE WATERPROOFING SHALL CONSIST OF A TOTAL DRY FILM THICKNESS OF NOT LESS THAN 14 MILS. OF BITUMINOUS COATING.
- ONLY ECCENTRIC MANHOLE CONES WILL BE ALLOWED UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
- THE FILL CONCRETE FLOW CHANNEL FOR SIDE BRANCHES SHALL BE PLACED TO PROVIDE A SMOOTH TRANSITION INTO THE FLOW LINE.
- REFER TO THE APPROVED PRODUCTS LIST FOR WATER UTILITIES FOR APPROVED MANHOLE GASKET MODELS.
- REFER TO THE APPROVED PRODUCTS LIST FOR APPROVED STEPS.

LS

LEE'S SUMMIT

MISSOURI

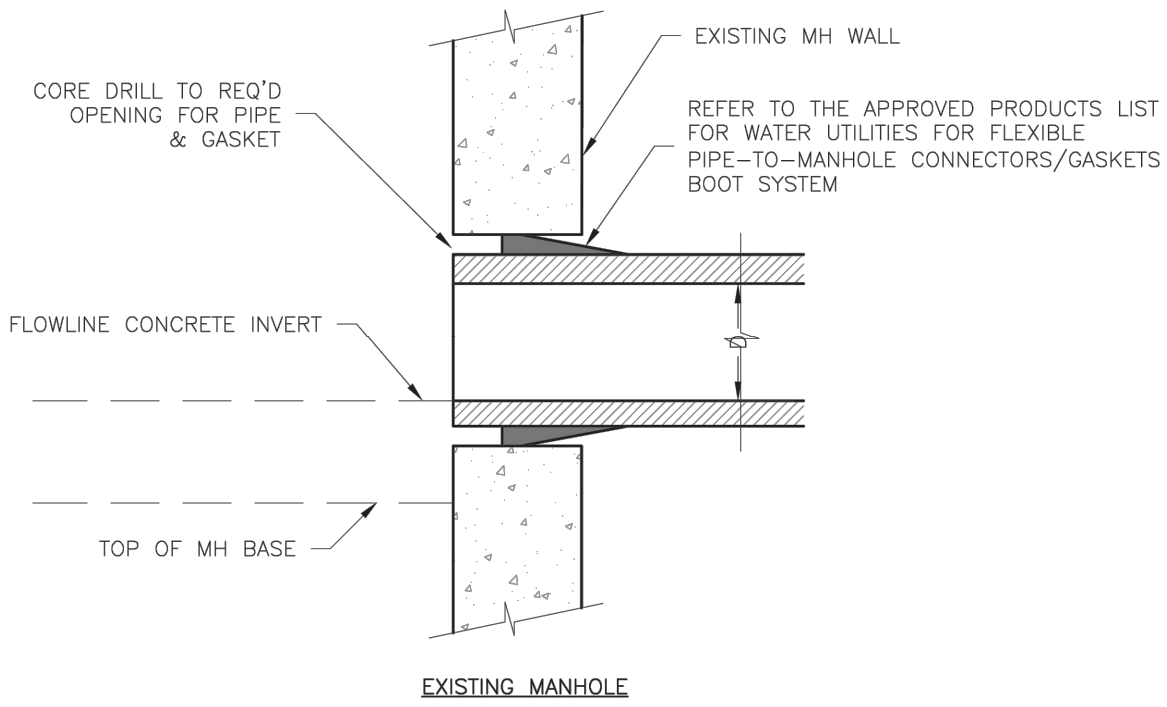
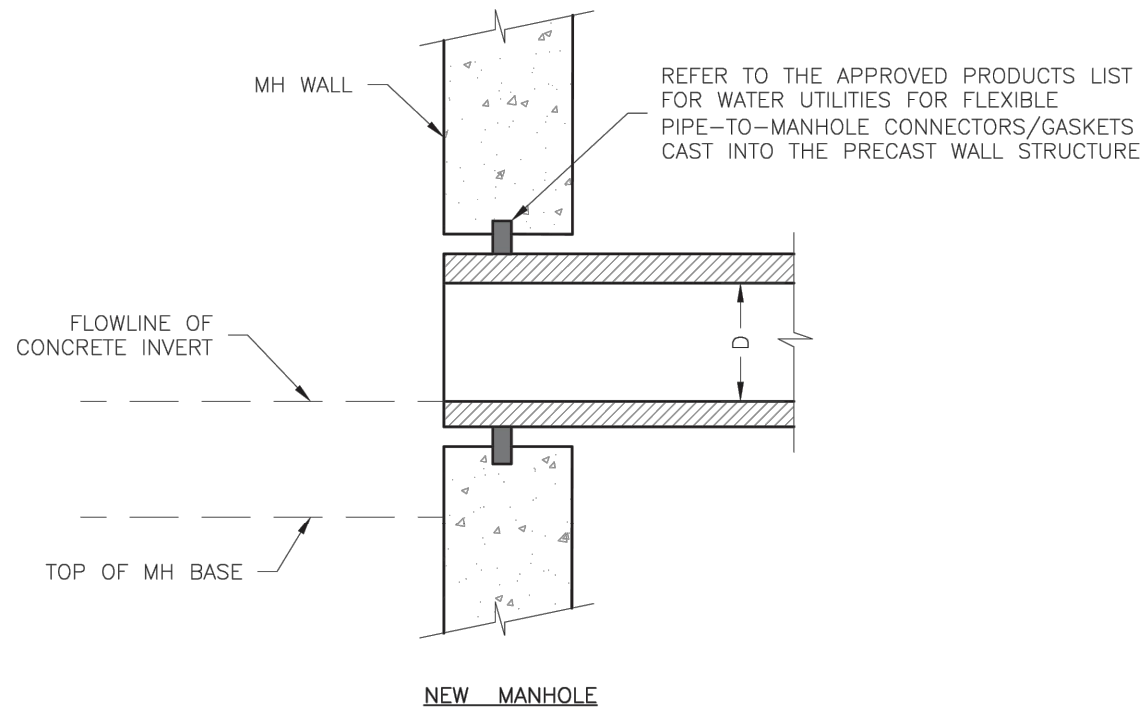
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 12/2015

Drawn By: SC

Checked By: DL

SAN-2



LS

LEE'S SUMMIT

MISSOURI

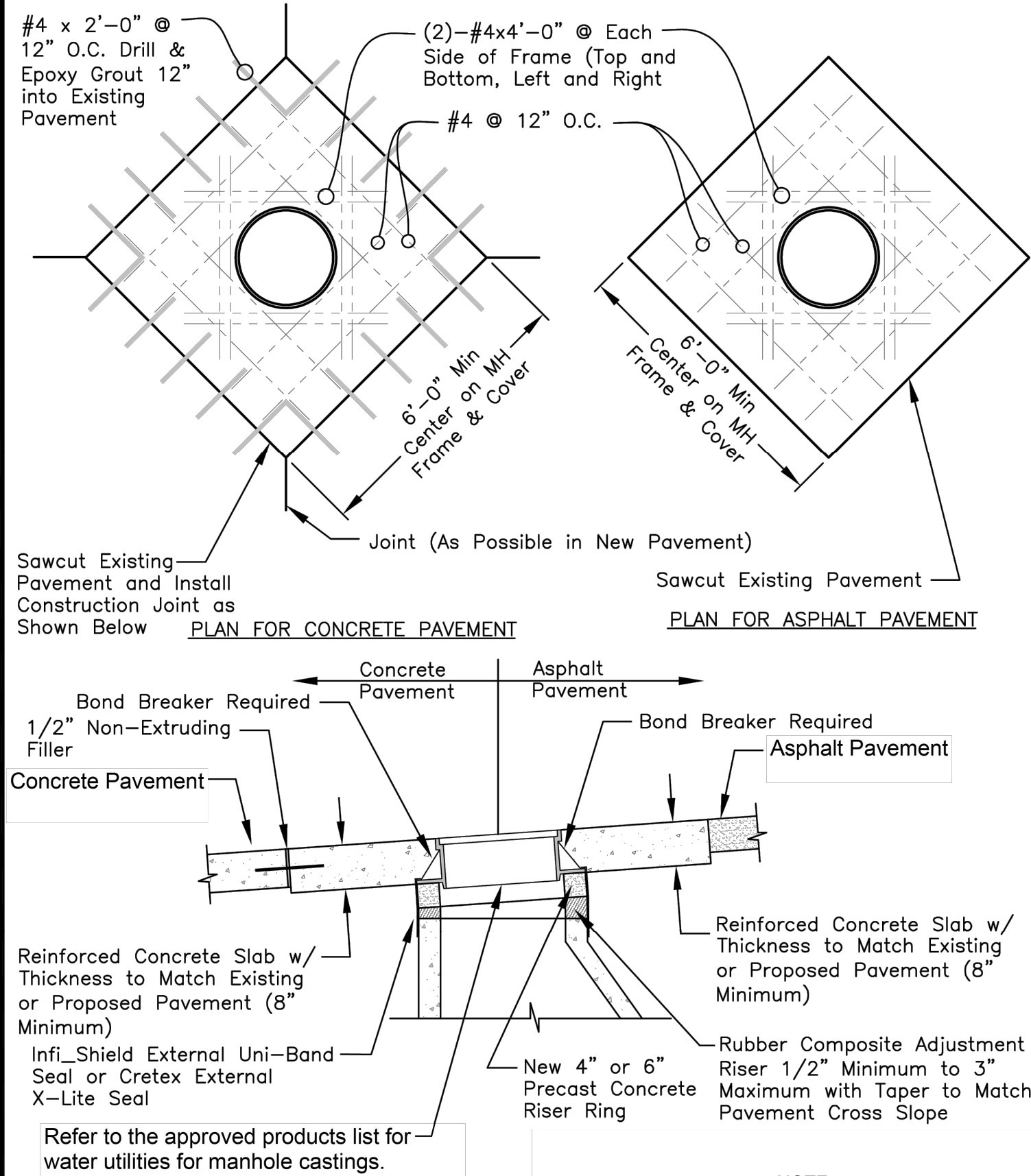
PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 02/2013

Drawn By: MIF

Checked By: DL

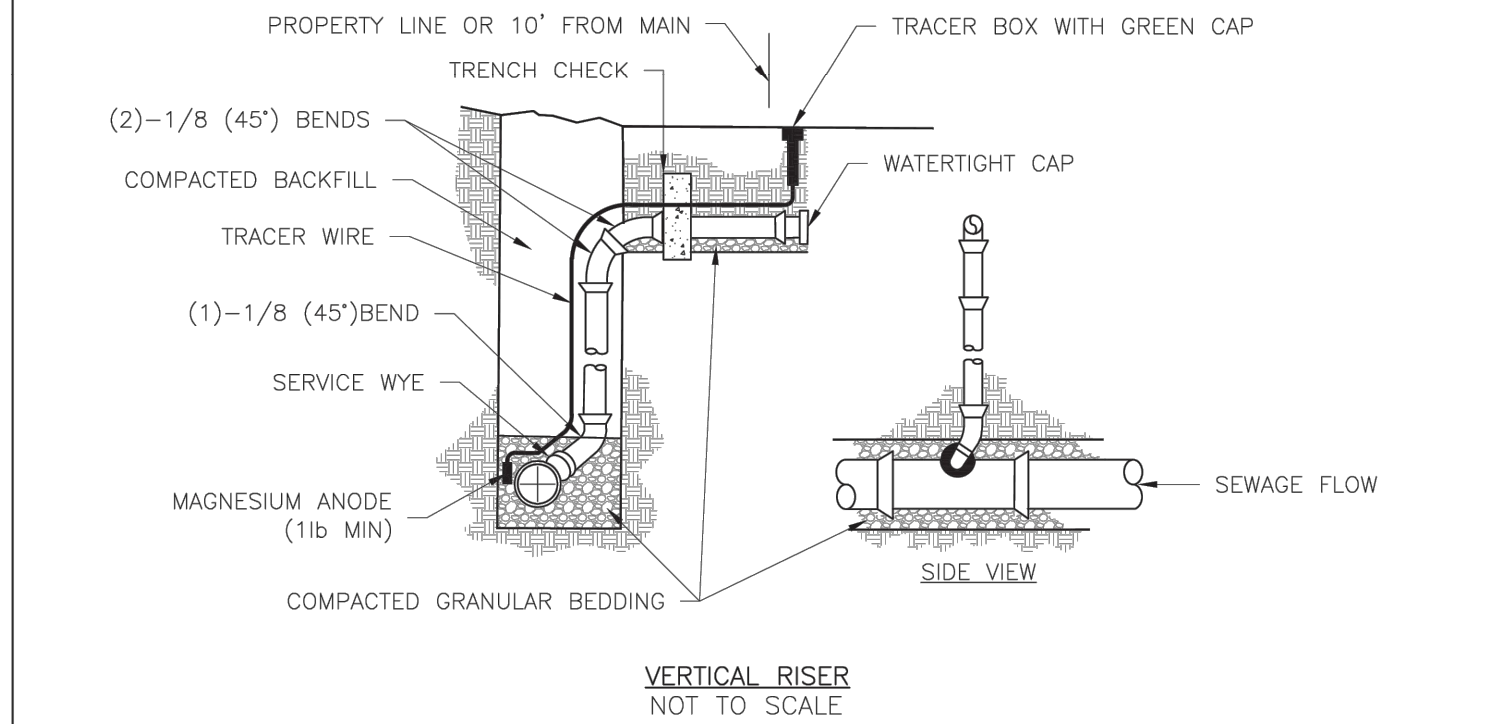
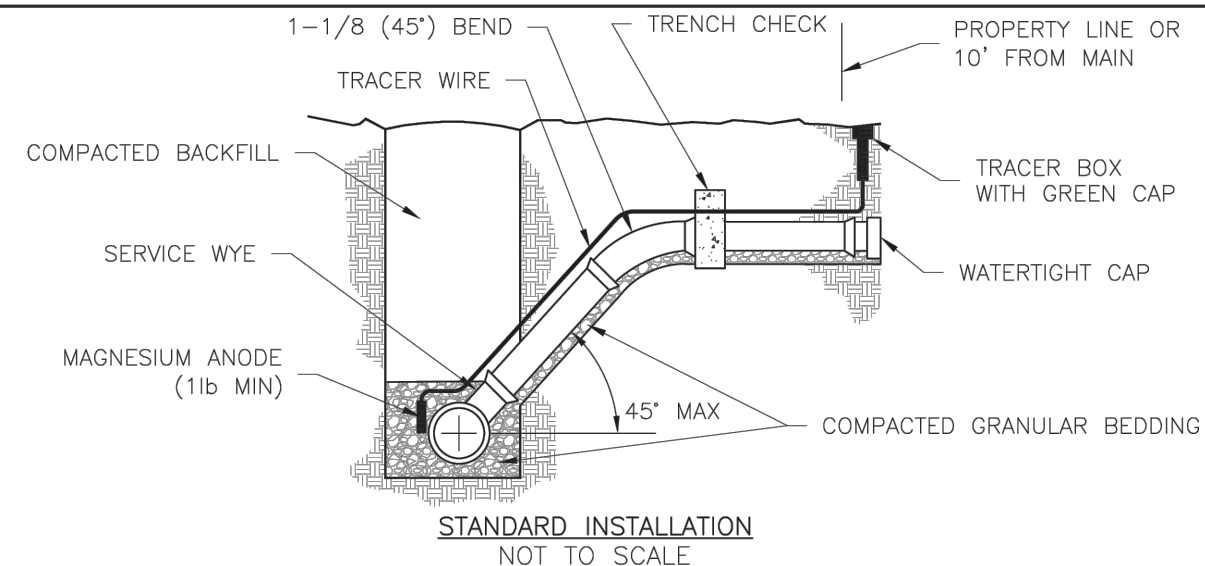
SAN-5



MANHOLE IN PAVED AREA
DETAIL

NOTE:

CONCRETE SLAB TO BE POSITIONED TO CREATE A DIAMOND SHAPE AS VIEWED WHEN TRAVELING ALONG THE ROAD.



NOTES:

- ALL SEWER STUBS SHALL BE CONSTRUCTED TO PROPERTY LINE OR 10' MINIMUM FROM THE MAIN, WHICHEVER IS GREATER. WHERE SIDEWALKS ARE PRESENT, CONTRACTOR SHALL EXTEND SERVICE LINE UNDER EXISTING SIDEWALK TO TWO FEET BEYOND.
- IMPERVIOUS TRENCH CHECKS SHALL BE PLACED ON BUILDING SEWER STUBS (AT LEAST 5' AWAY FROM THE SANITARY SEWER MAIN).
- TRENCH CHECKS ON THE BUILDING SEWER STUBS SHALL EXTEND 6" BELOW THE BOTTOM OF THE PIPE. LENGTH SHALL BE A MINIMUM OF 12". THE HEIGHT OF THE TRENCH CHECK SHALL EXTEND 12" ABOVE THE TOP OF THE PIPE. THE WIDTH OF THE TRENCH CHECK SHALL BE THE WIDTH OF THE TRENCH.
- SEE SPECIFICATION SECTION 2100 FOR SEWER MAIN BEDDING AND BACKFILL.
- #12 GAUGE GREEN INSULATED COPPER TRACER WIRE SHALL BE INSTALLED. TRACER WIRE TERMINAL BOXES SHALL BE INSTALLED DIRECTLY ABOVE THE SEWER SERVICE OR AS DETERMINED BY THE ENGINEER.
- FOR SERVICES, TRACER WIRE SHALL RUN FROM THE WYE AND TERMINATE IN A FLUSH MOUNTED TRACER BOX WITH A GREEN CAST IRON LOCKABLE TOP. WIRE SHALL BE TAPED OR TIED TO THE PIPE AT 5' INTERVALS.
- TRACER WIRE BOX SHALL BE INSTALLED WITHIN 1.0' OF PROPERTY LINE.
- THE TRACER WIRE SHALL REMAIN CONTINUOUS TO THE GREATEST EXTENT POSSIBLE. SPLICES IN THE TRACER WIRE SHOULD BE MADE WITH SPLIT BOLT CONNECTORS. WIRE NUTS SHALL NOT BE USED. A WATER-PROOF CONNECTION IS NECESSARY TO PREVENT CORROSION.

LS

LEE'S SUMMIT

MISSOURI

PUBLIC WORKS ENGINEERING DIVISION | 220 SE GREEN STREET | LEE'S SUMMIT, MO 64063

Date: 12/2015

Drawn By: MIF

Checked By: DL

SAN-1

PREPARED BY:



8/1/2025

SCHLAGEL & ASSOCIATES, P.A.

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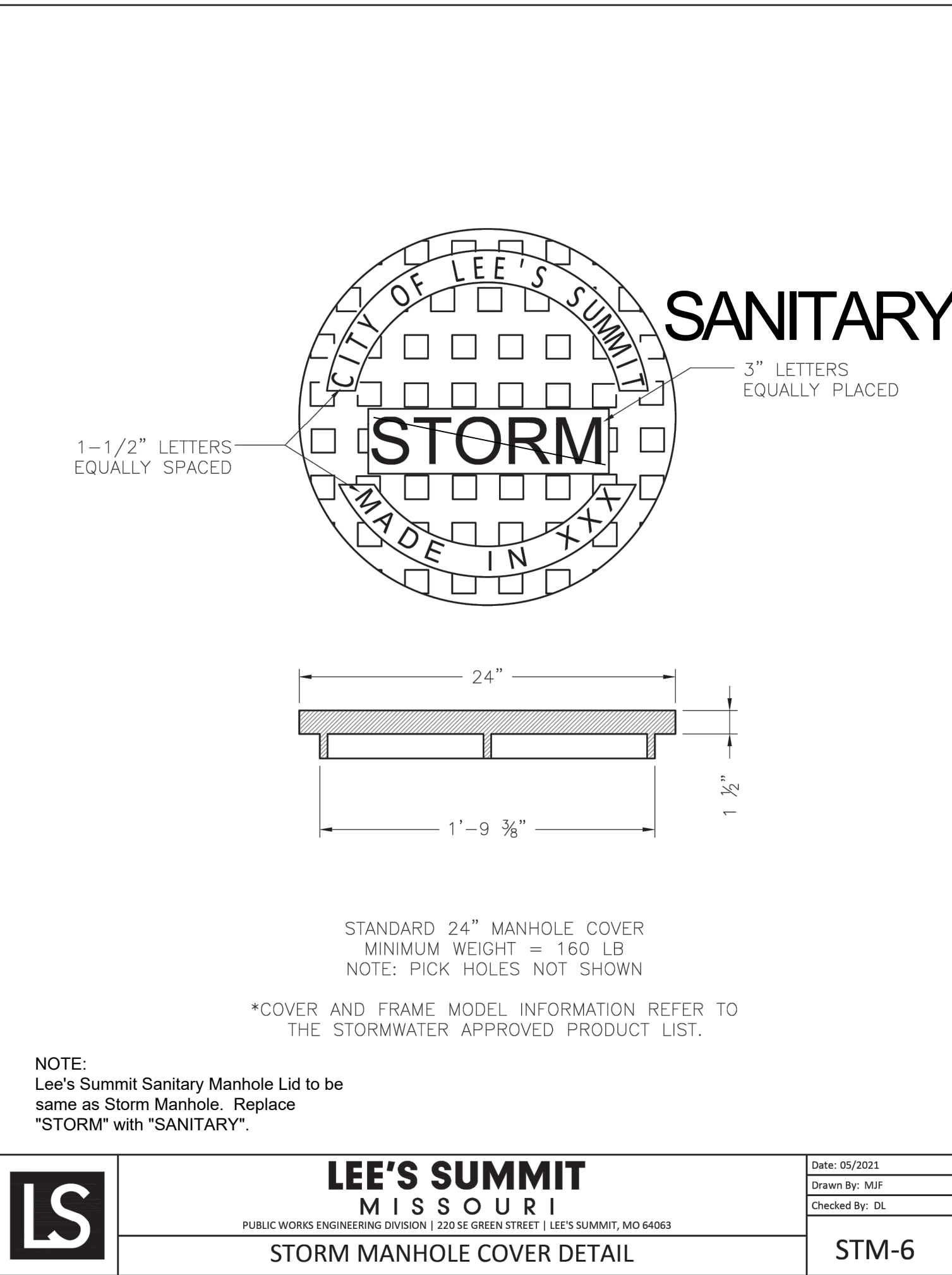
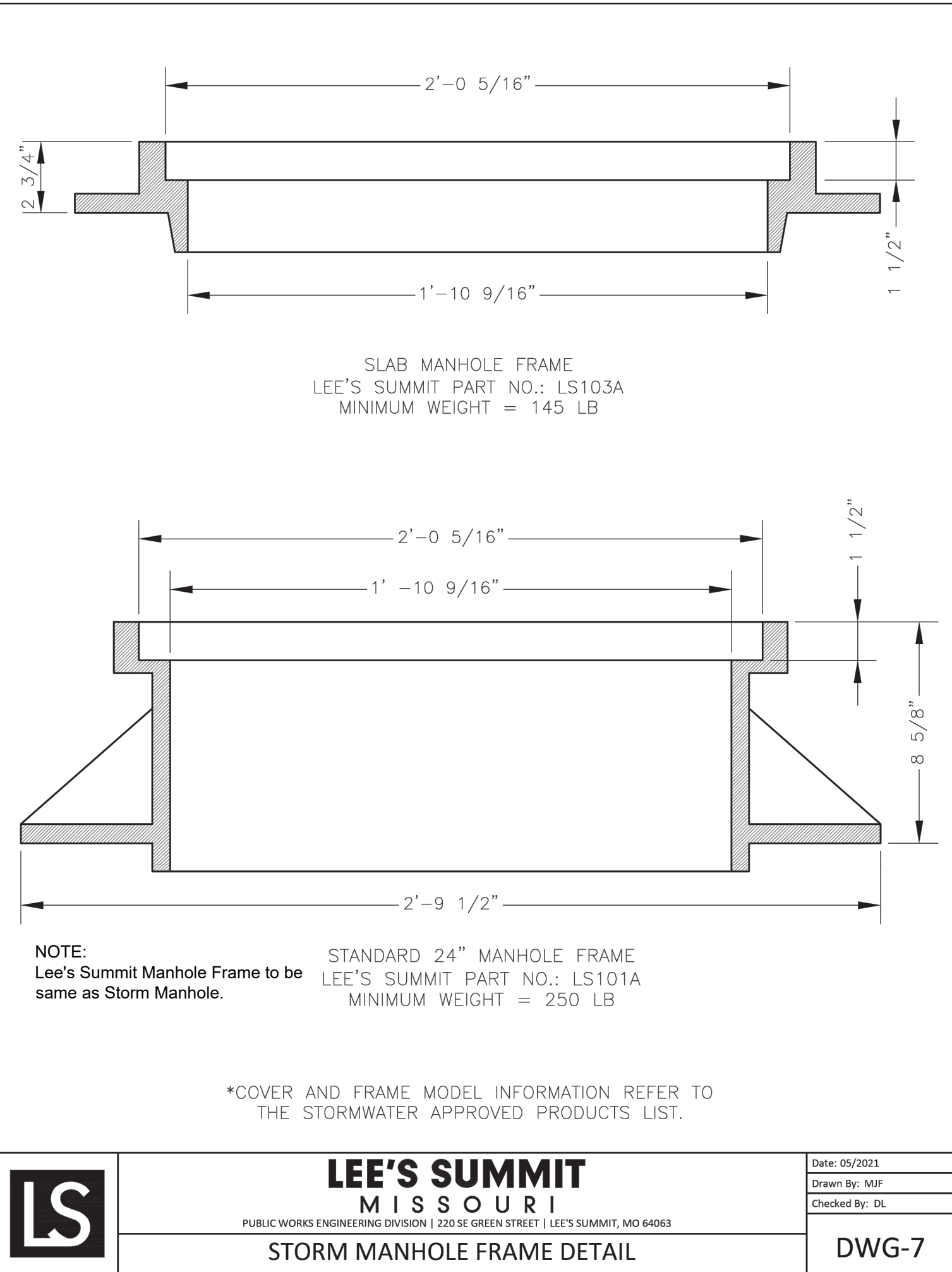
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SANITARY
SEWER DETAILS

SHEET

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SCHLAGEL

ENGINEERS

PLANNERS

SURVEYORS

LANDSCAPE ARCHITECTS

14920 West 107th Street • Lenexa, Kansas 66215

(913) 492-5158 • Fax: (913) 492-8400

WWW.SCHLAGELASSOCIATES.COM

Missouri State Certificates of Authority
#E2002003600-F #LAC2001005237 #LS2002008659-F

PREPARED BY:

STATE OF MISSOURI

JAMES L. LONG

NUMBER
PE-300401005

PROFESSIONAL ENGINEER

8/1/2025

SCHLAGEL & ASSOCIATES, P.A.

CORNERSTONE AT BAILEY FARMS, SECOND PLAT

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SANITARY SEWER DETAILS

SHEET

6